SHEDS / ACCESSORY BUILDINGS

RESIDENTIAL





This handout is intended only as a guide and is based in part on the 2015 Minnesota State Building Code, Blaine City ordinances, and good building practice. While every attempt has been made to insure the correctness of this handout, no guarantees are made to its accuracy or completeness. Responsibility for compliance with applicable codes and ordinances falls on the owner or contractor

▶ PERMITS: If the floor area of the shed exceeds 120 square feet a zoning permit is required. The permit fee is \$50. Smaller sheds must still meet all zoning requirements. For accessory structures larger than 200 square feet see "Garage" handout.

Some developments prohibit accessory buildings or limit the size permitted – become familiar with what your development allows prior to beginning construction (ex. some developments prohibit sheds exceeding 120 square feet).

Homeowners are responsible for locating and exposing their property line corner stakes to verify correct building setbacks prior to inspections.

Homeowners Association, Neighborhood Covenants, & Manufactured Home Park Rules - It is the homeowner's responsibility (not the City of Blaine) to verify compliance with these requirements prior to beginning a project.

> LOCATION:

The shed must be located in the rear yard. Side yard sheds are only permitted if accessible from a side door of the primary residence living space.

Sheds cannot be located in a drainage or utility easement (easements are shown on your property survey). Requests for exceptions will be reviewed on an individual basis by the Engineering Department.

> SETBACKS:

119 square feet or less – side & rear yard 1 foot*

120 square or more – side & rear yard 5 feet*

3 foot separation required between sheds and other structures

*Refer to specific development zoning requirements.

- ➤ **SIZE:** Maximum floor area for shed is 200 square feet. The maximum height is 15 feet (at highest point).
- **EXTERIOR:** The architectural style, siding and roofing shall be compatible with the principal building. Roofs should be designed to carry a 35-pound snow load.
- ➤ FLOOR: Treated wood or four (4) inch concrete slab. All sheds with a treated wood floor shall be anchored with straps and "corkscrew" type soil anchors. All sheds with concrete slabs shall be anchored to the concrete slab by use of bolts or approved straps.

How to Find Your Property Markers

Property markers, or boundary monuments, are metal pins placed at every corner of the property, including any angle or change of direction of the boundary line. Each pin is shown on the survey of each property. Property markers are essential to verify property lines when obtaining building sheds in the City of Blaine, when construction is close to required setbacks or the line itself. Knowing where the property markers are is also important information to avoid legal and neighborhood disputes. Property lines, or boundary lines, are the defined points where one person's land ends and the neighboring land begins.

Step 1

To ensure you can dig for your property markers safely, call Gopher State One at 651-454-0002 to locate utility lines. They will need a 48 hour notice. This is a free service.

Step 2

Obtain a **survey** of your property. This can be done by going to our web-site www.ci.blaine.mn.us A box will come up that says Lookup Property Surveys online, click on this and enter your address and click the search button in the lower right hand corner. Print out your survey. If you cannot locate a survey on-line go to: http://maps.ci.blaine.mn.us/geomoose2/geomoose.html

Step 3

Gather materials you will need to locate your property markers.

- 1. Survey
- 2. Tape measure
- 3. Metal Detector can be used if you are having difficulty finding your stakes.
- 4. Shovel

Step 4

Property markers are typically 14.5 feet in from the curb. Go to your front curb and measure back about 14.5 feet in the area you think your marker should be. Use a metal detector and then start digging. The marker should be about 6-10 inches below the surface. It may have a colored cap with numbers on the top.

Step 5

Use your survey to see what distance the back stake is from the front stake and use your tape measure to measure that distance, then use the metal detector and dig. Continue doing this until all stakes and found.

Step 6

Put a marker of some type on the uncovered stake. This will need to remain visible until an inspection is done. Do not remove your property stakes.

Step 7

If you are unable to find your stakes and/or need to have property markers installed, contact a licensed Professional Land Surveyor. You can look in a phone directory "Yellow Pages" for local area land surveying firms.

An existing fence or structure cannot be used to verify property lines.

Property Stakes – How to find Your Property Stakes2.docHO